

FRANKLIN LIBRARY BUILDING COMMITTEE
MINUTES OF MEETING
October 11, 2016

A meeting of the Library Building Committee was held on Tuesday, October 11, 2016 at the temporary Franklin Public Library location at 25 Kenwood Circle, Franklin, Massachusetts.

Committee Members Present: Chair Judith Pfeffer, Sandra Brandfonbrener, Monique Doyle, Christopher Feeley, Matthew Kelly, Joseph Mullen, Felicia Oti, Nancy Rappa, James Roche.

Also in attendance: Michael D'Angelo, Director of Franklin Public Facilities; Shane Nolan, Daedalus Projects Incorporated; Mike Flaherty, Daedalus Projects Incorporated; Drayton Fair, LLB Architects; Brian Valentine, LLB Architects; Judith Lizardi, Recording Secretary.

Committee Members Absent: Thomas Mercer.

CALL TO ORDER: Chair Pfeffer called the meeting to order at 5:05 PM.

GENERAL BUSINESS:

► **Approval of Minutes for September 13, 2016.** MOTION to Approve the September 13, 2016 meeting minutes by Brandfonbrener. SECOND by Rappa. No Discussion. VOTE: Yes-6, No-0, Absent-4. (Mr. Roche, Mr. Mullen and Mr. Feeley had not yet arrived.)

DISCUSSION ITEMS:

► **OPM Update**

Mr. Nolan discussed the Progress Report from Daedalus dated October 12, 2016, that was provided to all meeting attendees which included, but was not limited to, the following.

- **Construction progress:** BW Construction is providing daily superintendence on site. They continue to submit shop drawings and product data for review. The structural steel erection is complete with structural detailing such as tightening of bolts ongoing. The parking lot concrete retaining walls have been poured.

Mr. Roche entered the meeting.

- **Anticipated project progress:** Complete detailing of structural steel; install metal decking; prep for below grade insulation and vapor barrier installation at new addition; prep for slab on grade steel reinforcement and concrete placement.
- **Project schedule:** Notice to proceed: May 14, 2016. Original contract duration: 365 days. There has been one (1) approved extension of time for 37 calendar days, due to soil conditions, which brings the revised contract completion date to June 20, 2017.

Mr. Mullen entered the meeting.

- **Project costs:**
 - BW Construction bid = \$6,372,213. Change Orders to date (3) = \$200,622. Current Contract Value = \$6,572,835.
 - There are three (3) proposed change orders under review totaling \$155,054. (See page 3 of the report.) ■ Mr. Nolan noted repairs to the water leak at the 80s addition were more than expected. Regarding the Meeting Room/Reading Room floor, the level is 1 ½ in. to 2 in. lower. They are looking to bring it up to ADA code. When the carpet was ripped up, it was discovered that the floor was only about 2 in. thick, not 4 in. Currently, looking at options to raise floor. As well, working with contractor to reduce price to mitigate moisture problems related to floor. ■ Chair Pfeffer stated this has been discussed at length. It needs to be ADA compliant; so, the floor needs to be fixed. ■ Mr. D'Angelo

confirmed this needs to be fixed and noted the initial slab was poured in 1903. The walls are thick and the floors are thin.

- There are eight (8) potential/un-submitted changes being tracked. (See page 3 of the report.) ■ Mr. Nolan noted that in regard to boiler breaching, they are working on solution with contractors and designers. CPR #10 is the data and security wiring; it will be done under the base/general contract. The existing floors in the 1980s addition are prestressed concrete. Holes cannot be cut in as it loses all structural strength. Looking for options for wall outlets. Other items include replace existing dampers and replace existing walkway on Main Street side. The walkway is in pretty bad shape so it should be replaced now while working on the site. Working with designer to come up with design. Working on RFI #25 at this time; it may or may not happen.
- One (1) formal change order recommended for approval: Change Order #4 – 37 calendar days (no cost). Right now all is on budget; he will continue to track.
- **Project issues/discussion:** He noted the topping off ceremony was held on October 4th to commemorate the last structural steel beam being erected. LLB has been working with the Furniture Working Group. The group visited the COP furniture showroom in Boston to look at furniture and chairs to finalize the furniture selection. The furniture schedule and proposed budget is expected to be presented at the November LBC meeting. Also, looking at shelving to determine what can be used and what is needed.

► **Project Update and Discussion**

Ms. Doyle requested the design renderings of the reading room with oblong tables instead of round. Today, people seem to want the oblong tables.

Chair Pfeffer stated that in the old-days round tables were used.

Mr. Fair stated he had forgotten to do this. He noted that rectangular/oblong tables would work; it is a matter of preference. It is psychological the way people occupy and share a table. The round tables seem to seat six people. The rectangular tables, 3 ft. x 7 ft., hold about 6 people as well. These tables have task lighting so they need to be over the existing outlets. The task light will also have outlets at the base so people can plug in their devices. If any more tables are to be added, they would not have task lighting on them. The lighting is not good; LLB has done all they can to enhance the lighting in that space.

Chair Pfeffer noted that there will be many additional places to read in the library than in the past. She questioned whether there ever will be 48 people at one time in that area. There are other places to sit.

Ms. Doyle stated the renderings from Mr. Fair are needed for everyone to see. This item is not on today's agenda.

Mr. Kelly said there is no need to wait; he would like to vote.

Ms. Doyle asked Ms. Oti to explain the difference between round and oblong tables.

Ms. Oti said she had a sample of the oblong tables that used to be in the room. She stated she wanted oblong tables. Psychologically, people do not want to sit with other people at round tables. Oblong is bigger and better for people.

Chair Pfeffer said she would like to take the vote today and requested that all Committee members walk to the next room to look at the sample oblong table.

Ms. Rappa noted that this is an old room in the library.

Ms. Doyle stated that she feels this issue has not been discussed as a group and the renderings should be viewed before voting.

Chair Pfeffer asked Committee members who wanted an oblong table.

Ms. Oti, Ms. Doyle and Ms. Brandfonbrener stated they wanted the oblong tables.

Mr. Kelly stated that even if Mr. Fair provides the renderings, Ms. Doyle does not have the votes.

Ms. Doyle stated this is like a set-up; it was not on the agenda and was not discussed.

Chair Pfeffer stated the LBC is charged with making the library look as it did in the past. This item will be discussed at the next meeting.

Mr. Mullen read the bottom comment on the agenda that states “items not listed may also be brought up for discussion to the extent permitted by Law.”

Ms. Doyle stated she wanted to hold off on the table discussion and vote until there was a rendering showing the setup of both table types.

Mr. Fair stated he was requesting a rendering via his smartphone.

Ms. Oti stated that she understands the goal is to take the building back to where it was in 1904, but also must look at the functionality and needs of people now.

Mr. Kelly said collaboration is a common practice in business; round tables encourage collaboration.

Ms. Doyle stated she wants people to be more comfortable and able to spread out; this can be done at an oblong table.

Ms. Oti said there are other collaboration spaces in the library design. This space is for reading and doing research and people need to spread out. She has seen oblong tables in buildings and they are beautiful.

Mr. Kelly said he would be surprised if there were 48 people in all the seats who did not all know each other. He stated that the matter of beauty is personal preference.

Ms. Rappa said she thinks a person can spread out at a round table.

Mr. Fair forwarded to Ms. Oti renderings of the round tables and the oblong tables.

Ms. Oti left the room to make copies of the documents.

Chair Pfeffer said she was concerned about the money. They have spent over one-quarter million dollars in change orders so far and have not started on the HVAC and roof. She noted that there was no electrical in the ceilings where they thought it was. There is \$550,000 for furniture and the shelving could be more than \$130,000. She stated that Ms. Oti expressed concern if there will be enough shelving. There should be as that is how Mr. Fair designed it. Furniture must be chosen and chairs and furniture are needed for the Reading Room, Memorial Hall, and lots of other places. There are so many costs.

Ms. Oti returned from photocopying the documents; she handed out copies to all Committee members.

Mr. Fair stated that the round tables in the diagram are 5 ft. diameter. The size could be increased to 6 ft. diameter to allow seating space for two more people. The rectangle tables are 3ft. x 5 ft. They could get 6 ft. tables to accommodate six people. He apologized for not being completely prepared on this item. He stated the shape of the tables comes down to personal preference. The cost is probably about the same.

Ms. Doyle stated that when working at a round table a person is only getting a pie-shaped piece rather than the full area in front of them allowed by an oblong table.

Ms. Oti stated the Mass. Board of Library Commissioners does not recommend round tables.

MOTION to Approve the round tables for the reading room by **Mullen. SECOND by Kelly. No discussion. VOTE: Yes-5, No-3, Absent-2.** (Ms. Doyle, Ms. Oti and Ms. Brandfonbrener voted No; Mr. Feeley had not yet entered the meeting.)

► ***LLB Update/Potential Changes***

Mr. Fair stated they have been investigating furniture options. LLB will make a presentation and provide budget information at the November LBC meeting.

Mr. Feeley entered the meeting at 5:42 PM.

Chair Pfeffer stated furniture decisions must be made.

Mr. Valentine said Meaghan Kennedy of LLB is preparing a document for the meeting on Friday.

Ms. Brandfonbrener confirmed that an incorrect color swatch of carpeting was indicated.

Mr. Valentine stated he was aware and it has been switched out for the correct one. He noted that sometimes when many chairs are purchased the price comes down; quantities are important. Right now there is a spreadsheet with costs and the quantities can be plugged in.

Mr. Feeley asked Mr. Valentine to have the spreadsheet to plug in the numbers during the meeting.

Mr. Roche asked what percentage is complete.

Mr. Nolan said about 25 percent. About 18 percent contingency has been spent.

Chair Pfeffer said by the end of the Friday meetings it is overwhelming how much needs to be done. She noted there is \$550,000 for furniture, which includes computers and shelving.

Mr. Nolan said there have been a few big change orders and a few more are coming. Have to look at things as they come up. Must determine what is required/what has to be done versus nice to be done.

Chair Pfeffer said the front sidewalk was not on a list of things to do. It was a request from Jeff Nutting, Town Administrator. She stated if they are going to spend \$60,000 for it, he should fund it.

Mr. Feeley asked where the price for the walkway came from. He asked Mr. Nolan if he were concerned that they are going to run out of contingency.

Mr. Nolan said he thinks not at this time. He noted the total project budget; must keep monitoring it.

Mr. Feeley asked if it would be better to have BW Construction do the walkway.

Mr. Nolan said they are already mobilized on the site, so they may be able to do it for a better price. He does not know what another contractor might charge. He noted that with change orders the contractor knows they are not in a competitive arena, so actually someone else may be less costly.

Chair Pfeffer said the library was given to the Town of Franklin in the early 1980s. This is the last chance we are going to have to do this right for the future. The library is on the Historical Register.

Chair Pfeffer said the Friends of the Franklin Library would like to be on a future agenda; they would like to donate money. She said Sen. Karen Spilka wants to come on October 25 at 12:30 PM for a photo-op. She said they will also have to invite Rep. Jeffrey Roy and Sen. Richard Ross, the Town Administrator, Deputy Town Administrator and Town Council members. She will let everyone know.

ACTION:

► ***Approval of Bills***

MOTION to Approve bill from B.W. Construction Co. Inc., for \$301,145.43 for period up to September 30, 2016 by **Kelly. SECOND** by **Feeley. No discussion. VOTE: Yes-9, No-0, Absent-1.**

MOTION to Approve Change Order #4, extension of 37 calendar days for no cost by **Kelly. SECOND** by **Feeley. No discussion. VOTE: Yes-9, No-0, Absent-1.**

OTHER:

► ***Next Meeting***

The next meeting of the Library Building Committee is scheduled for Tuesday, November 8, 2016, at 5:00 PM, at 25 Kenwood Circle, the temporary location of the Franklin Public Library. Weekly construction meetings are held Fridays at 9:00 AM at the construction trailer at the old library building.

ADJOURNMENT: MOTION to Adjourn by **Kelly. SECOND** by **Roche. VOTE: Yes-9, No-0, Absent-1.** Meeting adjourned at 5:57 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary